

**BARLEY PARISH COUNCIL**  
**Minutes of meeting of Barley Parish Council**  
**on Monday 6<sup>th</sup> December 2021**

**PRESENT**

Cllr Jerry Carlisle (Chair), Cllr Brian Haughey, **Cllr Ali Hearn, Cllr Yvonne Lee**, Cllr Ian Turner.

**IN ATTENDANCE**

Lynn Brett (RFO), Mel Chammings (Clerk), County Cllr Fiona Hill, Two members of the public.

**1. APOLOGIES.**

**1.1** Apologies were received and accepted from Cllr David King and District Cllrs Morris and Hunter.

**2. DECLARATION OF INTEREST**

**2.1** Cllr Lee declared an interest in and took no part in the discussion nor decision on the planning consultation item 5.1. No other declarations of interest were made.

**3. MINUTES**

**3.1** The Minutes of the meeting held on 1<sup>st</sup> November 2021 were read and approved as an accurate record of proceedings.

Proposed by Cllr Haughey and seconded by Cllr Turner.

**3.2.** The minutes of the extraordinary meeting held on 23<sup>rd</sup> November were read and approved as an accurate record of proceedings.  
Proposed by Cllr Lee and seconded by Cllr Hearn.

**4. PUBLIC PARTIPATION**

**4.1** The speaker who was to present the 20mph speed limit criteria was unable to attend.

The two members of the public asked for and were given the Council's response to the planning consultation for the proposed development of Picknage Road. These comments were now available on NHDC planning portal.

**5. PLANNING**

**5.1 Planning reference: 21/03065/FPH partial conversion of a garage for use as a gym. 3 Lower Farm Barns**

The Council had no objections to this application on condition that

- a) Commercial use of the gym was not permitted

- b) Concerns about the installation of roof lights and any overlooking of neighbouring properties were addressed.

**5.2 Planning reference: 21/03271/FPH erection of a detached indoor swimming pool. Smiths End Farm**

The Council had no objections to this application conditional on reducing the effect of the plant room acoustic breakout.

**5.3 Planning reference: 21/03141/FPH single storey rear extension following demolition of existing rear conservatory. North Cabin, High Street**

The Council had no objections to this application provided that the plan did not compromise the adjoining property.

**5.4 Planning reference: 21/03257/FP Amendments to design of Plot 3 The Gables, High Street, Barley, Royston, Herts, SG8 8HY**

The Council objected to this application and asked NHDC that it be refused on the following grounds:

- This application is yet another attempt to enlarge an already consented proposal on this site. It follows recent refusals by NHDC to enlarge the originally consented proposed building, an appeal decision dated 17<sup>th</sup> August 2021 upholding NHDC's refusal and a subsequent application that was withdrawn.
- This latest application, and current iteration, is not significantly different to the applications referred to above and the addition of the dining/sunroom and other changes including the amended chimney stack all lead to an increased footprint, bulk and massing which would again result in considerable visual changes to the appearance of the consented scheme.
- It is yet another application to enlarge this previously consented property; an original argument put forward by the applicant way back in 2018 was that the development would provide a mix of housing sizes for Barley and would be presented in a cohesively designed scheme that would not compromise the Conservation Area.
- All of these repeated applications have sought to increase the size of the individual units and to move away from a homogenous scheme to one that becomes more and more fragmented.
- These changes to the appearance of the development within the street scene and within the context of the Conservation Area would result in a significant change.

- As previously advised BPC is concerned at the number of revised applications, be they full planning applications or S73 applications for non-material amendments, that the developer continues to submit. Whilst limited minor modifications do on occasions prove to be necessary, the multiplicity of applications being submitted only seem to serve to substantially change and undermine the consented scheme, having a total disregard to the sensitivity of the site in the context of the nearby listed building and the Barley Conservation area. The justification for the original scheme was predicated on the benefits it would bring to the local community – improved car parking for the doctors' surgery and a mix of housing types and sizes with even the carrot of affordability. With the exception of the doctors' car park which has always seemed questionable, the scheme no longer provides any community benefit whatsoever.

**5.5 Planning reference:21/03227/FP Amendments to design of Plot 8 The Gables, High Street, Barley, Royston, Herts SG8 8HY**

The Council objected to this application and asked NHDC that it be refused on the following grounds:

- This application is yet another attempt to enlarge an already consented proposal on this site. It follows recent refusals by NHDC to enlarge the originally consented proposed building, an appeal decision dated 17<sup>th</sup> August 2021 upholding NHDC's refusal and a subsequent application that was withdrawn.
- This latest application, and current iteration, would again result in considerable visual changes to the appearance of the consented scheme. The addition of an external chimney stack, a garden room and the introduction of additional windows alter the proposed property and amount to a substantial departure from the originally consented scheme. Once again the effect is to diminish and undermine the original design principles that were established under the consented scheme.
- The cumulative impact of this and other proposed amendments would be to increase the footprint and bulk of the property causing increased harm to the character of the Barley Conservation Area the importance of which having been extensively referred to by Council officers and planning inspector(s) in the failed Planning Appeals on this site.
- Barley Parish Council would add that we are concerned at the number of applications, be they full planning applications or S73 applications for non-material amendments, to revise the consented scheme that the developer continues to submit. Whilst limited minor

modifications do on occasions prove to be necessary the multiplicity of applications being submitted only seem to serve to substantially change and undermine the consented scheme disregarding the sensitivity of the site in the context of the nearby listed building and the Barley Conservation Area. The justification for the original scheme was predicated on the benefits it would bring to the local community – improved car parking for the doctors' surgery and a mix of housing types and sizes with even the carrot of affordability. With the exception of the doctors' car park which has always seemed questionable the scheme no longer provides much community benefit whatsoever.

## 6. REPORTS FROM COUNTY/DISTRICT COUNCILLRS

**6.1** County Cllr Hill updated the meeting on the issues that she agreed to follow up on behalf of the Parish Council. She reported that:

- She would follow up why the officer who was to present the 20mph criteria, could not attend the PC meeting this month and hoped that he could do so next month.
- Herts Lynx was working well, and more bus stops had been added. Cllr Hill would send a schedule.
- The Library Home Service needed to be promoted. The Clerk agreed to send details to The Diary. **Action:** Clerk
- Cllr Hill would follow up the outstanding issues on the Barley Highways Action Plan.
- A meeting with Kate Hooper to review the village drainage issues was confirmed for Wednesday 8<sup>th</sup> December at 10am.

## 7. REPORTS FROM WORKING PARTIES, COMMITTEES & PORTFOLIO HOLDERS

### **7.1 Town House**

**7.1.1** There were no outstanding issues to report.

**7.1.2** Cllr Carlisle and the Clerk attended a meeting with DBA safety our H&S consultancy. Apart from carrying out a fire drill in the Town House all other outstanding issues from the previous meeting had been cleared. The clerk would write to all regular users to remind them of the fire evacuation procedures and the responsibility of the organiser to act as fire warden. A fire drill would be carried out within the next two months. **Action:** Clerk

### **7.2 Plaistow**

**7.2.1** Members resolved to accept the quotes from Broadmead Leisure to carry out the repair to the slide and provide quarterly inspections of the play area. **Action:** Clerk

**7.2.2** Cllr Turner provided quotes for new picnic tables and chairs in the play area. It was agreed to put these on hold and to ask Broadmead Leisure to suggest a solution when they attended for the December inspection. **Action:** Clerk

**7.2.3** Following lengthy discussion on the tennis club agreement, and to allow Cllr Carlisle an opportunity to review previous discussions on the matter, it was agreed to defer this item until the next meeting.  
**Action** Cllr Carlisle. Deferred to January.

**7.2.4** It was agreed that it was not the appropriate time to review agreements with Fields in Trust. Deferred.

### **7.3 Planting trees**

**7.3.1** As Cllr King, who had agreed to obtain quotes to replaced damaged trees in the Plaistow, was not present it was agreed that this item should be deferred. Deferred to January.

### **7.4 Storage Containers**

Discussion on the need for changing rooms and purpose of the storage containers was deferred until a later date. Deferred.

### **7.5 Entrance to the lane from Picknage Road**

**7.5.1** Although it was clear that the Council was not responsible for the concrete road running to the sewage works by Comberton Bottom, members agreed that a letter should be sent to the landowner's, expressing the Council's concerns about safety at the entrance to the road. **Action:** Clerk

### **7.6 Code of Conduct workshop follow up**

**7.6.1** Cllr Hearn laid out the timetable for the work.

- By February to decide whether a Parish Council Facebook page was appropriate.
- By March to agree the social media and safeguarding policies with a view to having everything in place by the beginning of the next operational year. **Action:** Cllr Hearn and Clerk

## **8. FINANCE**

**8.1** The RFO had previously distributed the list of **payments for approval at this meeting**

## Barley Parish Council

M Chammings	530.39	Clerking Nov.+expenses
L Brett	218.86	RFO November
HMRC paye	398.14	Mth 7-9
Minted Box	230.40	Website hosting
Bullard	1145.81	Annual Plaistow work
Barley Property Mtce	125.58	Memorial repair
Approved. Proposed Cllr Turner and Seconded Cllr Haughey		

### **Payments made between meetings**

Rivett Roofing	384.00	Repair to flashing <b>to TH roof</b>
Approved. Proposed Cllr Carlisle and seconded by Cllr Turner		

## Barley Town House

PJ Robinson Electrical	189.17	Flood lights
PJ Robinson Electrical	96.00	Install socket
Approved. Proposed by Cllr Hearn and seconded by Cllr Lee.		

### **Payments made between meetings**

Swift Fire and Safety	224.98	Fire Ext. Service
Approved. Proposed Cllr Carlisle and seconded by Cllr Haughey		

**8.1.1** A decision on the amount of the new precept would be made next month when any budget deficit would be clear.

**8.1.2** Members reviewed the draft budget and agreed the initial costings. The RFO would run a final forecast to identify this years out turn for presentation at the next meeting when the final decision on the precept and budget for 2022-2023 would be made.

## **9. CLERKS REPORT**

**9.1** All agreed actions were cleared.

## **10. Items for future discussion**

Other than the items deferred at this meeting no additional items were proposed.

## **11. DATE OF NEXT MEETING and items for the agenda**

The next meeting would be on Monday 10<sup>th</sup> January 2022

- a) Finalise precept and budget 2022-2023
- b) Tennis club agreement
- c) Village plan review

The meeting ended at 22.30

